United States Environmental Protection Agency
Region V
POLLUTION REPORT

Date: Monday, June 09, 2008
From: Tom Cook, OSC

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Subject: Peoples Gas Hough Place Station Site
2500 South Corbett Street, Chicago, IL
Latitude: 41.8469
Longitude: -87.6503

POLREP No.:	17	**Site #:**	B5HH
Reporting Period:	5/14/08 to 5/31/08	**D.O. #:**	Not Applicable
Start Date:	6/18/2007	**Response Authority:**	CERCLA
Mob Date:	6/18/2007	**Response Type:**	Time-Critical
Completion Date:		**NPL Status:**	Non NPL
CERCLIS ID #:	ILN000510190	**Incident Category:**	Removal Action
RCRIS ID #:		**Contract #**	EP-S5-06-04

Site Description

The Hough Place Station Site (Site) is located at 2500 South Corbett Street, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.5 acres and is bordered to the north by the South Branch of the Chicago River, to the east by a paper storage and distribution facility, to the south by railroad property, and to the west by vacant property. The vacant property to the west and the Site are currently owned by Crowley□s Yacht Yard, which previously operated a sailboat storage, sales, and repair facility at the Site.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1886 to 1934. The Site was built in 1985 by the Equitable Gas Light and Fuel Company and in 1892 began producing □Pintsch gas,□ a relatively high quality gas produced by an oil gas process, for the Pintsch Compressing Company. Production of Pintsch gas occurred until about the early 1920s. In 1897 Peoples Gas acquired the facility and dismantled the station in 1934. Portions of the property were subsequently leased to other companies who used the property for storage of building materials and the production of asphalt, concrete, and other paving materials until approximately 1950. In 1953, Chicago Title and Trust Company took possession of the property as trustee. From approximately

1953 to 1978, the J.M. Corbett Company operated an asphalt mixing plant on the property. In 1978, Crowley □s Yacht Yard bought the property.

From 2000 to November 2006, several investigations were conducted by Peoples Gas at the Site. These investigations included the excavation of test pits, the installation of shallow monitoring wells, the collection of soil borings, the collection of soil and groundwater samples, a geotechnical investigation, and borings into river sediments. Test pits revealed staining and odors, and black asphalt tar at 2 feet below ground surface (bgs). Benzene, toluene, ethylbenzene, and xylene (BTEX); polynuclear aromatic hydrocarbons (PAH); metals, and cyanide were detected in several surface and subsurface soil samples. BTEX, PAHs, and metals were also detected in groundwater samples collected at the Site. Soil borings indicated tar at levels below the water level in the filled-in boat slip. The river investigation revealed sheens, odors, tar coated/stained material, and traces of tar in some of the sediment borings.

Remediation activities by Peoples Gas began in November 2006 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. Peoples Gas is the potentially responsible party (PRP) for the site. People□s Gas contracted Burns & McDonnell Engineering Company, Inc. (BMcD) to remediate the Site, along with their subcontractors.

Remediation consists of excavation and disposal of contaminated soils. Excavation depths range from approximately 3 feet to 24 feet bgs. Other site activities conducted by the PRP include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water treatment, sampling, and discharge.

Prior to the U.S. EPA oversight at the Site, BMcD completed excavation of impacted material in excavation cells CF01 to CF58 (see BMcD map of excavation areas under □documents□ on the OSC website). An Administrative Order on Consent was signed by Peoples Gas in early June 2007, prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site.

On June 12, 2007, a kick-off meeting was held at the 22nd Street Site between U.S. EPA, START, Peoples Gas, and BMcD, to discuss future oversight activities, documents required, and logistics for transmitting data and documents. The meeting addressed three MGP sites that U.S. EPA would be overseeing, all located within one mile of each other: 22nd Street Station, Hough Place, and Pitney Court. Note that one START member covers oversight of these three sites, splitting time between each of the three sites. Both Hough Place and Pitney Court remediations are expected to be completed by the middle of 2008, while the 22nd Street Station Site remediation is expected to be completed by March 2009.

On June 18, 2007, U.S. EPA began PRP oversight activities at the three Peoples Gas MGP sites: Hough Place Station, Pitney Court, and 22nd Street Station. The U.S. EPA Superfund Technical and Response Team (START) contractor is performing PRP oversight during the removal activities at the sites.

As part of the removal activities, START collects or observes the collection of soil confirmation samples to confirm that the PRP cleanup objectives are being met. Site contaminants of concern are:

- BTEX;
- PAHs;
- Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium.

Cleanup objectives for the Hough Place Station Site are as follows:
1. Remove all source material.
2. For the 0 to 3.5 foot depth interval, remove all soil that exceeds IEPA TACO Tier 1 residential standards for soil ingestion and install a 3 foot engineered barrier.
3. For the 0 to 10 foot depth interval, remove all soil that exceeds IEPA TACO Tier 1 residential standards for soil inhalation and where necessary, install a 10 foot engineered barrier to prevent exposure via inhalation.
4. Invoke a construction worker notice and the City of Chicago Ordinance prohibiting installation of potable wells on the Site to eliminate the construction worker and groundwater exposure pathways.

In August 2007, Metropolitan Water Reclamation District of Greater Chicago (MWRD) finalized the discharge permit that authorizes treatment and discharge of treated Site water to an onsite MWRD sanitary sewer. START collects or observes the collection of treatment water samples to confirm that the MWRD objectives are being met. Samples are being collected to identify the potential presence of the following site contaminants of concern:

- Target Compound List (TCL) VOC;
- PAH; and
- Target Analyte List (TAL) Metals.

Treated water objectives for the Site are established by MWRD in the discharge permit issued for the site.

Current Activities
During the reporting period, the PRP excavated cells 098, 111, 121, and 123. The PRP conducted confirmation soil sampling of excavation cells 121, 123, 111 and 122.

The PRP subcontractor North Star continued installing the earth retention system (cofferdams). On May 26, 2008, no work was conducted at the site in observance of the federal holiday.

A summary of the remediation activities performed during the reporting period are as follows:

- Transported 386 loads to CID Landfill in Calumet City, Illinois; trucks decontaminated prior to leaving site. On May 31, 2008, the decon pad for trucks was relocated.
- Performed perimeter air sampling and air monitoring on a continuous basis (24-hour air

samples and air monitoring is conducted around the perimeter). On May 15, 29 and 30, 2008, elevated dust in air levels were detected: dust control measures were taken or the re-sample was below action levels. On May 14, 2008, elevated benzene in air levels were detected: benzene control measures were taken.

- Performed health and safety air monitoring during site activities.
- Performed street sweeping activities in front of the Site and along Senour Street, weather permitting.
- Performed daily de-watering activities in excavation areas. Performed water treatment and discharged 330,060 gallons of treated water to the MWRD system. On May 23, 2008, the water treatment system was serviced and relocated.
- Transported 10 loads of impacted water to the Ortek facility in McCook, Illinois
- Collected confirmation soil samples and monthly MWRD discharge water samples
- Backfilled completed excavation cells.

On May 15, 2008, BMcD collected one soil sample each from the floor and west wall of excavation cell 121 and the floor and west and south walls in excavation cell 123. The samples were analyzed for BTEX and PAHs. START has not yet received the sample results.

On May 16, 2008, BMcD collected one soil sample each from the floor of excavation cell 111 and the west wall in excavation cell 122. The samples were analyzed for BTEX and PAHs. START has not yet received the sample results.

On May 23, 2008, BMcD collected the monthly MWRD treated water discharge sample. The sample was analyzed for the SDA-002 parameters specified in the MWRD discharge permit. START has not yet received the sample results.

Analytical results for previous sampling events were received and evaluated by START.

On April 28, 2008, BMcD collected the monthly MWRD treated water discharge sample. The sample was analyzed for the SDA-002 parameters specified in the MWRD discharge permit. The sample results met the remediation objectives as stated in the MWRD permit.

On May 8, 2008, BMcD collected one soil sample each from the floor and east wall of excavation cell 120 and two samples from the west wall of cell 120 (depths 3.5 □ 10 ft bgs, and 10 □ 25 ft bgs), in the southwest area of the site. The samples were analyzed for BTEX and PAH. Detected PAH levels for the deep west wall sample (depth 10 - 25 ft bgs) exceeded the TACO SROs. All other samples met the PRP remediation objectives. With the use of an engineered barrier, the sample results for the west wall sample meet the PRP objectives as stated in the RAP.

BMcD has not yet provided analytical results for the following previousle conducted sampling events:

On May 12, 2008, BMcD collected one soil sample from the floor of excavation cell

122. The sample was analyzed for BTEX and PAH. START has not yet received the sample results.

Planned Removal Actions
Planned removal actions at the Hough Place Station Site are as follows:

- Excavate soil per the RAP
- Transport excavated soil to CID Landfill for disposal
- De-water excavation areas
- Treat and dispose water onsite to the MWRD system, or dispose offsite at CID or Ortek
- Backfill completed excavation areas

Next Steps
The next steps to be carried out by the PRP are as follows:

- Complete excavation of cell 098 (Hough Slip coffer dam); including disposal of soil
- Continue to de-water excavation areas as required
- Treat water and discharge to MWRD system or dispose offsite
- Continue dust control activities
- Continue 24-hour perimeter air monitoring and sampling
- Continue air monitoring in work zones
- Continue street sweeping activities
- Continue to decontaminate trucks prior to trucks leaving site
- Collect confirmation samples of cell 098, when completed
- Backfill completed excavation cells with clean fill when confirmation results are received

Key Issues
None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
RST/START	$80,000.00	$61,202.00	$18,798.00	23.50%
Intramural Costs				
Total Site Costs	$80,000.00	$61,202.00	$18,798.00	23.50%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on

may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

www.epaosc.net/HoughPlace